

14. 2016SP-072-001

CHERON ROAD SP

Council District 08 (Nancy VanReece)

Staff Reviewer: Deus

A request to rezone from R10 to SP-R zoning for property located at 609 Cheron Road, approximately 1,075 feet west of Briarville Road, (3.58 acres), to permit up to 120 residential units, requested by Chapel Development, LLC, applicant and owner.

Staff Recommendation: Approve with condition and disapprove without all conditions.

APPLICANT REQUEST

Request to rezone from R10 to SP-R to permit up to 120 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) zoning for property located at 609 Cheron Road, approximately 1,075 feet west of Briarville Road, (3.58 acres), to permit up to 120 residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 14 lots with 4 duplex lots for a total of 22 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development

This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to areas where there are not adequate public facilities. This reduces the service constraints placed on Metro's resources. The proposed request would also enhance walkability along a corridor through the orientation of buildings and enhancement of the pedestrian network.

MADISON COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially underdeveloped "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Consistent with Policy?

Yes. This request is consistent with policy as the intent of this policy is to create suburban neighborhoods with the best qualities of classic suburban neighborhoods- greater housing choice, improved connectivity and more creative development techniques. This policy is applied to areas that are undeveloped or suitable for substantial infill and redevelopment and are anticipated to be developed in a suburban residential pattern, but at higher densities and with greater housing variety than classic suburban neighborhoods.

This application achieves the policy's intent. This area is generally underdeveloped and the request is to allow for multi-family residential development, which would introduce greater housing choice into the existing neighborhood. Sidewalks would be required which would improve connectivity and

August 11, 2016, Planning Commission Minutes

design standards included within this request would lead to more creative development techniques that might not be achieved under the current zoning and would achieve the design principals of the of the policy.

ANALYSIS

This site is located at 609 Cheron Road and is approximately 3.58 acres. There is currently a single-family home located on the property. The property is zoned R10 which permits one and two family; two-family with conditions. This lot has double frontage onto Cheron Road and Frontage Road.

This is a regulatory SP and there are standards proposed that would have to be met in the event this property was to redevelop. This request would allow for up to 120 multi-family residential units. Vehicular access would be limited to two access points, one on Cheron Road and the other on Frontage Road. This would reduce the number of potential curb cuts and improve connectivity. Sidewalks would be required and would meet local standards including a 5 foot sidewalk and 4 foot planting strip. Bicycle parking would also be required.

There would be a build-to-zone that would orient future development to address the public realm and there are design standards included within this request for porches and glazing. This would contribute to an active streetscape and would facilitate a pedestrian oriented design.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	3.58	4.3 D	21 U	201	16	22

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	3.58	-	120 U	851	63	84

Traffic changes between maximum: **R10** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+99 U	+650	+47	+62

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district 17 Elementary 10 Middle 11 High

The proposed SP-R district would generate 38 additional students than what is typically generated under the existing R10 district. There is additional capacity within this school cluster. Students would attend Chadwell Elementary, Gra-Mar Middle School and Maplewood High School.

This information is based upon data from the school last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? Our target rent is \$1,200 per unit. This is \$14,400 per year, which is 31% of the Davidson County median household income.
2. If so, how many and what is the percentage of the entire development? 90%.
3. How will you enforce the affordability requirements? If I have to enforce affordability, I will not include affordable housing in this application.
4. Have any structures been demolished in the last 12 months? No demolitions.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within this SP shall be limited to up to 120 multi-family units.
2. The following design standards shall be added to the plan:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited for residential facades fronting a public street.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.
3. Vehicular access is limited to one access point on Cheron Road and one access point on Frontage Road.
4. Bicycle parking shall comply with bicycle parking standards of the Urban Zoning Overlay found in Section 17.20.135 of the Zoning Code.
5. Sidewalks are required along Cheron Road and Frontage Road and shall meet Major and Collector Street Plan standards.
6. A landscape buffer yard B is required on the western and eastern property line.
7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40-A zoning district as of the date of the applicable request or application.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (9-0), Consent Agenda

Resolution No. RS2016-239

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-072-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

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